



**IT IS ORDERED as set forth below:**

**Date: June 16, 2022**

*Paul Baisier*

**Paul Baisier  
U.S. Bankruptcy Court Judge**

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE:	:	CHAPTER 11
	:	
ATLANTA LIGHT BULBS, INC.,	:	CASE NO. 22-52950-PMB
	:	
Debtor.	:	JUDGE BAISIER
	:	
SUN COURT PARTNERS, LP,	:	
	:	
Movant,	:	
	:	
v.	:	CONTESTED MATTER
	:	
ATLANTA LIGHT BULBS, INC.,	:	
	:	
Respondent.	:	

**ORDER GRANTING MOTION OF SUN COURT PARTNERS, LP FOR RELIEF FROM  
THE AUTOMATIC STAY, FOR REJECTION OF THE LEASE NUNC PRO TUNC AND  
FOR ABANDONMENT OF ANY PROPERTY IN THE PREMISES**

THIS MATTER is before the Court on Sun Court Partner, LP's ("**Landlord**" or "**Movant**") Motion for Relief from the Automatic Stay, for Rejection of the Lease Nunc Pro Tunc and for Abandonment of any Property in the Premises ("**Motion**") [Docket No. 28]. Movant contends service was proper upon all parties. A hearing on the Motion was held on June

13, 2022, at which the Debtor did not appear. Kathleen G. Furr and Jason M. Torf appeared on behalf of The Official Committee of Unsecured Creditors of Atlanta Light Bulbs, Inc. Michael D. Robl and Max Bowen appeared on behalf of Jesse Root. Thomas Dworschak appeared on behalf of the United States Trustee. Kristen Yadlosky appeared on behalf of the Movant. This matter having come before the Court, and there being no opposition to the relief sought in the Motion; accordingly, it is hereby

ORDERED that the Motion is GRANTED; it is further Ordered that

1. The automatic stay of 11 U.S.C. § 362(a) is *modified* to allow Movant to take possession of the leased premises and to otherwise enforce its contractual, state law and statutory rights to the leased premises including (without limitation) taking all necessary steps to evict the Debtor from the Premises located at Suite 460, 2 Sun Court, Peachtree Corners, Gwinnett County, Georgia 30092 (“**Premises**”);
2. The Lease between the Debtor and Movant is deemed rejected *nunc pro tunc* to the Petition Date pursuant to 11 U.S.C. § 365(a);
3. Any property remaining in the leased premises be deemed abandoned pursuant to 11 U.S.C. § 554(a);
4. Notwithstanding the foregoing, Landlord shall not dispose of any property remaining in the Premises until thirty (30) days after the entry of this Order;
5. Nothing in this Order shall be deemed to limit Movant’s claim for prepetition amounts owed under the Lease or Landlord’s claim for lease rejection damages pursuant to 11 U.S.C. § 502(b)(6);
6. The automatic stay of 11 U.S.C. § 362(a) is further *modified* to allow Tandem Bank to take possession of any property remaining in the Premises and to otherwise enforce its contractual, statutory and state law rights in and to said property;

7. The stay of Rule 4001(a)(3) is modified so that Movant and/or Tandem Bank may immediately proceed under this Order; and
8. The Court shall retain jurisdiction to hear and determine all matters arising from the implementation of this Order.

[END OF DOCUMENT]

PREPARED AND SUBMITTED BY:  
HARTMAN SIMONS & WOOD LLP

/s/ Kristen A. Yadlosky  
Todd H. Surden  
Georgia Bar No. 774046  
Kristen A. Yadlosky  
Georgia Bar No. 779615  
6400 Powers Ferry Road NW #400  
Atlanta, GA 30339  
Tel: (770) 955-3555  
todd.surden@hartmansimons.com  
kristen.yadlosky@hartmansimons.com  
Counsel for Movant

Reviewed as to Form Only:

By: /s/ Kathleen G. Furr

Kathleen G. Furr  
Georgia Bar No. 589008  
BAKER DONELSON BEARMAN  
CALDWELL & BERKOWITZ, PC  
3414 Peachtree Road, N.E.  
Atlanta, Georgia 30326  
(404) 577-6000 (Telephone)  
(404) 221-6501 (Facsimile)  
[kfurr@bakerdonelson.com](mailto:kfurr@bakerdonelson.com)

*[Proposed] Co-Counsel for the Official  
Committee of Unsecured Creditors of Atlanta  
Light Bulbs, Inc.*

-and-

Jason M. Torf (admitted *pro hac vice*)  
Brian J. Jackiw (*pro hac vice* pending)  
TUCKER ELLIS LLP  
233 S. Wacker Dr.  
Suite 6950  
Chicago, Illinois 60606-9997  
(312) 256-9432 (Telephone)  
(312) 624-6309 (Facsimile)  
[jason.torf@tuckerellis.com](mailto:jason.torf@tuckerellis.com)  
[brian.jackiw@tuckerellis.com](mailto:brian.jackiw@tuckerellis.com)

*[Proposed] Co-Counsel for the Official  
Committee of Unsecured Creditors of Atlanta  
Light Bulbs, Inc.*

Reviewed as to Form Only:

MARY IDA TOWNSON  
REGION 21

/s/ Thomas W. Dworschak

Thomas W. Dworschak  
Attorney for the United States Trustee  
Georgia Bar No. 236380  
United States Department of Justice  
Office of the United States Trustee  
Suite 362, Richard Russell Building  
75 Ted Turner Drive, SW  
Atlanta, Georgia 30303  
(404) 331-4439

[Thomas.W.Dworschak@USDOJ.gov](mailto:Thomas.W.Dworschak@USDOJ.gov)

<p>Reviewed as to Form Only:</p> <p><u>/s/ Michael D. Robl</u></p> <p>Michael D. Robl Georgia Bar No. 610905 Robl Law Group LLC Suite 250 3754 LaVista Road Tucker, GA 30084 <a href="mailto:michael@roblgroup.com">michael@roblgroup.com</a></p> <p><i>Counsel for Jesse Root</i></p>	<p>Reviewed as to Form Only:</p> <p><u>/s/ Leslie M. Pineyro</u></p> <p>Leslie M. Pineyro Georgia Bar No. 589009 Jones and Walden, LLC 699 Piedmont Avenue NE Atlanta, GA 30308 <a href="mailto:lpineyro@joneswalden.com">lpineyro@joneswalden.com</a></p> <p><i>Counsel for Tandem Bank</i></p>
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**DISTRIBUTION LIST**

Thomas Dworschak  
Office of the U. S. Trustee  
Room 362  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

Ronald A. Levine  
Levine & Block, LLC  
P.O. Box 422148  
Atlanta, GA 30342

Scott B. McMahan  
Poole Huffman, LLC  
Building J, Suite 200  
3562 Habersham at Northlake  
Tucker, GA 30084

Leslie M. Pineyro  
Jones and Walden, LLC  
699 Piedmont Avenue NE  
Atlanta, GA 30308

Todd J Poole  
3562 Habersham at Northlake  
Building J, Ste 200  
Tucker, GA 30084

Michael D. Robl  
Robl Law Group LLC  
Suite 250  
3754 LaVista Road  
Tucker, GA 30084

Todd H. Surden  
Hartman Simons & Wood  
400 Interstate North Parkway SE  
Suite 600  
Atlanta, GA 30339

Kristen A. Yadlosky  
Hartman Simons & Wood  
400 Interstate North Parkway SE  
Suite 600  
Atlanta, GA 30339

Atlanta Light Bulbs, Inc.  
2109 Mountain Industrial Blvd  
Tucker, GA 30084

American Express Travel Related Services  
Co., Inc.  
c/o Zwicker and Associates, P.C.  
Attorneys/Agents for Creditor  
P.O. Box 9043  
Andover, MA 01810-1041

Bryan Kaplan  
6065 Roswell Road, Suite 540  
Atlanta, GA 30328

CBC Lighting Inc.  
Kaplan Legal Services, LLC  
6065 Roswell Road, Suite 540  
Atlanta, GA 30328

Fanlight Corporation, Inc.  
c/o Simpson, Uchitel & Wilson, LLP  
P.O. Box 550105  
Atlanta, GA 30355-2505

Ford Motor Credit Company, LLC  
Drawer 55-953  
P.O. Box 55000  
Detroit, MI 48255-0953

Hatch Transformers, Inc., d/b/a Hatch  
Lighting  
c/o Simpson, Uchitel & Wilson, LLP  
P.O BOX 550105  
Atlanta, GA 303055-2505

Worldwide Specialty Lamp, LLC  
c/o Bryan Kaplan, Esq.  
6065 Roswell Road, Suite 540  
Atlanta, GA 30328

Halco Lighting Technologies, LLC  
2940 Pacific Drive  
Norcross, GA 30071

Candela Corporation  
5600 Argosay Ave, Suite 300  
Huntington Beach, CA 92649

Norcross Electric Supply Company  
4190 Capital View Drive  
Suwanee, GA 30024